

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
WEDNESDAY, JULY 14, 2010**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
Frank A. de la Fe, Hunter Mill District  
Earl L. Flanagan, Mount Vernon District  
Suzanne F. Harsel, Braddock District  
James R. Hart, Commissioner At-Large  
Kenneth A. Lawrence, Providence District  
John L. Litzenberger, Jr., Sully District  
James T. Migliaccio, Lee District  
Peter F. Murphy, Jr., Springfield District  
Timothy J. Sargeant, Commissioner At-Large

ABSENT: Jay P. Donahue, Dranesville District  
Janet R. Hall, Mason District

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The meeting was called to order at 7:31 p.m., by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035.

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**COMMISSION MATTERS**

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for James T. Migliaccio, who was appointed by the Board of Supervisors on June 22, 2010, to complete the remaining term of former Lee District Commissioner Rodney L. Lusk, who resigned effective June 30, 2010. Commissioner Migliaccio's term will expire on December 31, 2011.

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**FS-P10-26 – CLEARWIRE, 8315 Lee Highway**

Chairman Murphy MOVED THE CONSENT AGENDA ITEM.

Without objection, the motion carried unanimously with Commissioners Donahue and Hall absent from the meeting.

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APR# 09-IV-17MV – Lee and Mount Vernon Districts (Decision Only)

(The public hearing on this item was held on June 16, 2010. A verbatim transcript of the decision made is in the date file.)

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION DENY APR NOMINATION 09-IV-17MV AND RETAIN THE CURRENT PLAN, AS NEW INFORMATION HAS COME TO LIGHT SUBSEQUENT TO THE TASK FORCE MEETINGS AND WARRANTS A DIFFERENT TYPE OF ANALYSIS.

Commissioner Sargeant seconded the motion which carried by a vote of 9-0-1 with Commissioner Lawrence abstaining; Commissioners Donahue and Hall absent from the meeting.

Commissioner Flanagan MOVED THAT THE PLANNING COMMISSION REQUEST THAT STAFF WORK WITH SUPERVISORS JEFF McKAY AND GERRY HYLAND TO PREPARE A JOINT BOARD MATTER TO AUTHORIZE ADDITIONAL EXAMINATION OF THE CROSSROAD SECTIONS, STREETSCAPES, BUILDING LOCATION, AND ORIENTATION GUIDELINES ALONG RICHMOND HIGHWAY, IN ORDER TO VERIFY THAT CONSISTENT AND LOGICAL GUIDANCE IS RECOMMENDED IN THE COMPREHENSIVE PLAN.

Commissioner Sargeant seconded the motion which carried by a vote of 9-0-1 with Commissioner Lawrence abstaining; Commissioners Donahue and Hall absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy announced that tonight's public hearings would focus exclusively on proposed nominations to amend the Comprehensive Plan in the 2009-2010 South County Area Plans Review (APR) nominations that did not require Virginia Department of Transportation review. He reviewed the procedures for this evening and noted that following the close of each public hearing, the record would remain open for written comment, with markup for all nominations deferred to Wednesday, July 28, 2010, at 8:15 p.m. Chairman Murphy further explained that at the markup session, denied nominations would not go forward to the Board of Supervisors. He noted that if the Commission recommended a nomination as submitted, the staff alternative, Task Force alternative, Planning Commissioner alternative, or any combination thereof, it would be forwarded to the Board. Chairman Murphy announced that tonight's public hearings would be called in the following order:

1. Lee District nomination
2. Mount Vernon nominations

This order was accepted without objection.

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SOUTH COUNTY AREA PLANS REVIEW  
LEE & MOUNT VERNON DISTRICTS

July 14, 2010

AREA PLANS REVIEW – The Planning Commission will hold public hearings on proposed Plan Amendment nominations submitted as part of the 2009-2010 South County Area Plans Review (APR) process for the Mount Vernon District and for one item located in the Lee District. *AP = Adopted Plan; NP = Nominated Plan; res. = residential; du/ac = dwelling units per acre; FAR = floor area ratio; ac = acres; sf = square feet.*

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LEE DISTRICT:

APR# 09-IV-2FS: W. of Loisdale Road and N. of Loisdale Ct. on 19.40 ac. AP: Office and hotel up to 0.50 FAR. NP: Office, res., hotel, and retail up to 2.0 FAR.

Meghan Van Dam, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 12 through 13 of the staff report for this item. She added that the Lee District APR Task Force had voted to approve the staff alternative with modifications, as shown on page 4 of the Task Force Report Book.

Chairman Murphy called for speakers on this nomination, but received no response. There were no comments or questions from the Commission or staff; therefore, Chairman Murphy closed the public hearing.

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MOUNT VERNON DISTRICT:

APR# 09-III-1P: Located on Hooes Road, N. of Silverbrook Road on 5.50 ac. AP: Res. 1-2 du/ac. NP: Res. at a density of 3-4 du/ac.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the adopted Plan be retained, as shown on page 5 of the Staff Report Book.

John Byers, Co-Chair, Mount Vernon District APR Task Force, noted that the Task Force had voted to approve the nomination with modifications, as shown on page 18 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

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John Wittman, 8905 Magnolia Ridge Road, Fairfax Station, indicated that 25 of 28 property owners along Magnolia Ridge Road and Copper Leaf Way had signed a letter in opposition to the nomination. He then asked members of the audience who resided in his neighborhood to raise their hands and be recognized. He said he was opposed to the increase in density proposed by the nominator and Task Force due to the reduced buildable land area and inconsistency with the bordering Crosspointe and Timber Ridge neighborhoods. (A copy of the letter is in the date file.)

C. Richard Bozek, 9007 Banyon Ridge Road, Fairfax Station, President of the Timber Ridge Homeowners Association, spoke in opposition to the nomination because it would have adverse impacts on the surrounding residents, the adjacent Resource Protection Area (RPA), traffic, and schools and not be in harmony with the adopted Plan or the surrounding neighborhoods. He said the Task Force had failed to provide meaningful analysis or sufficient justification for its recommendation to increase the density to two to three dwelling units per acre. Mr. Bozek recommended that if the nomination was approved, an environmental impact analysis be completed before construction began. (A copy of his remarks is in the date file.)

In response to a question from Commissioner Hart, Mr. Klibaner indicated that the nominated area was located within the Pohick Planning District.

Carl Sell, Jr., 6601 Cottonwood Drive, Franconia, Nominator, noted that he represented the owners of the six subject parcels. He expressed support for the Task Force recommendation. He requested that the lot size restriction on the southern portion of the site be removed. (A copy of his remarks is in the date file.)

Cynthia Smith, 6713 Catskill Road, Lorton, representing the South County Federation (SCF), spoke in support of the Task Force recommendation because it would allow redevelopment of the property, which would benefit the surrounding community.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-III-4P: S. of Peniwill Dr., W. of Route 123, N. of Occoquan River on 75.32 ac. AP: Parcel 106 3((1))4B res. at .1 .2 du/ac. Option for Parcels 106 3((1)) 4B, 106 4((1)) 1B, and 20B pt. (area south of Peniwill Drive) may be appropriate for expansion of existing quarry with adequate buffering from neighboring res. areas, adequate road access, and mitigation of environmental impacts. NP: Area immediately north of existing quarry operation planned for res. use at .1 .2 du/ac with no industrial. Quarry operation should be discontinued. Buffering neighborhood res. areas, provide adequate road access, and mitigate environmental impacts.

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Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the adopted Plan be retained, as shown on page 29 of the Staff Report Book.

Susan Fremit, Co-Chair, Mount Vernon District APR Task Force, noted that the Task Force had voted to approve the nomination with modifications, as shown on pages 21 through 22 of the Task Force Report Book.

Responding to a question from Commissioner Flanagan, Mr. Klibaner said the Vulcan Quarry site was not currently planned for any future use.

Chairman Murphy called the first listed speaker for this nomination.

Steven Edgemon, Deputy General Manager of Fairfax Water, 9600 Ox Road, Lorton, spoke in opposition to the nomination because it would prevent the quarry from serving as a future water supply storage facility, which would provide significant drought mitigation and water supply reliability benefits to the County's residents. (A copy of his remarks is in the date file.)

In reply to a question from Commissioner Alcorn, Mr. Klibaner noted that the Plan would need to be amended to allow the future use of the quarry as a water storage facility.

Greg Riegle, Esquire, with McGuire Woods LLP, representing Vulcan Quarry, stated that mining operations had occurred on the site for more than 50 years. He suggested that any concerns regarding the mining operations, community outreach, and adaptive reuse be addressed now or in subsequent processes outside of APR. He explained that the extent of the mining operations had been fixed since 1993, a community liaison group would be formed in the fall to address any issues, and the quarry was willing to work with Fairfax Water, County staff, and other participants on critical long-term water storage issues.

Replying to a question from Commissioner Flanagan, Mr. Riegle said the community liaison group would address compatibility issues, such as seismic shocks, noise, and use of local roads by trucks hauling quarry stone, among other issues.

Answering a question from Commissioner Litzenberger, Mr. Riegle indicated that only two quarries operated in Fairfax County.

In response to questions from Commissioner Hart, Mr. Klibaner said the language suggested by the Task Force that the quarry operator should cooperate with the surrounding communities was not considered land use guidance and, therefore, did not belong in the Comprehensive Plan. He noted that the Fairfax County Chamber of Commerce had submitted a letter dated November 25, 2009, which stated that closing this quarry would increase the cost to County taxpayers to import stone from outside the County. (A copy of the letter is in the date file.)

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Michael Grogan, 9330 Davis Drive, Lorton, on behalf of the South County Federation (SCF), the nominator, explained that the quarry should be closed because its blasting operations and truck traffic were inconsistent with the residential character of the community and were not restricted or monitored. He indicated his support for Mr. Riegle's proposal of a community liaison group and including text in the Plan to indicate the intended use of the quarry as a water supply storage facility. He said the Plan should recognize and address the dramatic changes that had occurred in the area.

Thomas Draude, 9325 Elkhorn Run Court, Lorton, expressed support for the nomination because it would cease the quarry operations and preserve the residential character of the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-III-5P: NE of Ox Road, N. of Crosspointe subdivision (Weatherly Way) on 21.97 ac. AP: Res. 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf with conditions. No free-standing use. NP: Res. at a density of 0.5-1.0 du/ac with option for neighborhood shopping center up to 125,000 sf to include free-standing retail and other conditions.

Meghan Van Dam, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the adopted Plan be retained with an update to the Tax Map Parcel reference for the 2.2-acre open space area, as shown on page 47 of the Staff Report Book.

John Byers noted that the Task Force had voted to retain the adopted Plan with staff's recommended change, as shown on page 23 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, 6036 Chapman Road, Lorton, Chair of the SCF Land Use Committee, said he opposed the nomination because the existing shopping center had been specifically designed not to allow free-standing buildings.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-1LP: Generally located E. of Hooes Road, S. of Fairfax County Pkwy., W. of the eastern boundary of Fort Belvoir, and N. of the Potomac River. AP: Lower Potomac Planning District, Objectives

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to establish focal points for development, preserve stable res. areas, provide pedestrian links, adequate buffering, parks and open spaces, and protect sensitive environmental and historic resources. NP: Lower Potomac Planning District, Objectives. Add new bulleted text "Keep the skyline as natural and green as possible. Promote building height that is consistent or lower than the tree canopy."

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the adopted Plan be retained, as shown on pages 63 through 64 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the nomination as submitted, as shown on page 51 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, stated that the proposed Plan language would help protect the natural green skyline and tree canopy in the area. He said the language was purposely vague so that it could be interpreted by the Planning Commission and Board of Supervisors.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-2LP: Generally located N. of I-95, W. of Furnace Road on 27.47 ac. AP: Industrial use for a recycling center and/or recycling related industries, option for public open space when adjacent landfills are covered. NP: Light industrial use, option for public open space when adjacent landfills are covered.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the adopted Plan be retained, as shown on page 79 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination with modifications, as shown on page 52 of the Task Force Report Book.

Chairman Murphy called for speakers for this nomination.

Linwood Gorham spoke in support of the nomination because a recycling center on either of the subject parcels would cause a detrimental impact on the community.

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Michael Grogan, on behalf of the SCF, the nominator, said he also supported the proposal because it would help minimize truck traffic within his community and improve safety conditions on Lorton Road.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-3LP: On Richmond Hwy., SW of Greencastle Lane on 6.150 ac. AP: Public facilities, governmental, and institutional uses. NP: Public facilities, governmental, and institutional uses, option for a police station adjacent to existing Lorton Library, Lorton Community Action Center, and community park.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended that the adopted Plan be retained, as shown on page 93 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to retain the adopted Plan, as shown on page 53 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, explained that the proposed Plan language would not exclude other locations in the area from being considered for a Police station.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-4LP: Accotink Village – W. of Backlick Road, N. of Richmond Hwy., E. of Anderson Lane on 0.78 ac. AP: Res. 2-3 du/ac. NP: Retail with 50 parking spaces.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the adopted Plan be retained, as shown on page 107 of the Staff Report Book.

John Byers noted that the Task Force had voted to retain the adopted Plan, as shown on page 54 of the Task Force Report Book.



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Chairman Murphy called for speakers for this nomination, but received no response. There were no comments or questions from the Commission or staff; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-5LP: S. of Richmond Hwy., W. of Noman Cole, Jr. Pollution Control Plant on 5.31 ac. AP: Res. facility for persons requiring special needs housing. Option for 5-8 du/ac. Consider County acquisition for buffering to Noman Cole Pollution Control Plant. NP: Reflect Sub-unit acquired by Fairfax County and used as a buffer to the plant. Option for recreation fields.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on page 129 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the nomination with modifications, as shown on page 55 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, said he believed that the staff and Task Force recommendations were consistent with the intent of the nomination. He noted that he preferred the Plan language recommended by staff.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-6LP and Comprehensive Plan Amendment S10-IV-LP1: Intersection of Lorton Road and Richmond Hwy., on 3.18 ac. AP: Retail up to 0.25 FAR, up to 0.15 FAR without full consolidation. Option for drive-in bank and drive-through pharmacy up to 0.15 FAR with conditions. NP: Remove option for drive-through uses.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination and the associated proposed Plan Amendment with modifications, as shown on pages 144 through 145 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the staff alternative, as shown on page 56 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, said he disagreed with staff's assessment that access to the subject property should be limited on Route 1, noting that right-in/right-out only access to the property from Route 1 was the best option.

Robert Lawrence, Esquire, with Reed Smith LLP, representing Lorton Corner LLC, owner of the subject property, expressed opposition to the nomination because it would prevent construction of and future modifications to the previously approved drive-in bank and drive-through pharmacy. He recommended that the staff alternative be approved. (A copy of his remarks is in the date file.)

Answering questions from Commissioner Flanagan, Ms. Lai explained that the drive-through uses had specific conditions that should be met. She said if the Lorton Corner project did not proceed, another application could propose drive-through facilities on the site.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-7LP: N. of Richmond Hwy., W. of Telegraph Road, S. of Old Pohick Way on 5.14 ac. AP: Res. 5-8 du/ac with conditions. Option for 8-12 du/ac with conditions. NP: Res. 3-4 du/ac for parcels 108-1((1))20, 22A, 24-26, and 28. Option for open space buffer.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 167 through 168 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative, as shown on page 57 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, requested that the proposed option to maintain the subject area as open space remain in the Plan text.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-8LP: E. of Groom Cottage Dr., S. of Lorton Station Shopping Center, N. of Thomas Baxter Pl. on 2.16 ac. AP: Mixed use up to 0.25 FAR with conditions. NP: Maintain parcels as open space. If parcels are developed, should not negatively impact the community.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the adopted Plan be retained, as shown on page 186 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination as submitted, as shown on page 58 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Sherry Frazier, 3305 Spring Drive, Alexandria, Power of Attorney for Hilda Frazier, suggested that the adopted Plan be retained. (A copy of her remarks is in the date file.)

Linwood Gorham, on behalf of the SCF, the nominator, explained that the proposed Plan text would not remove any development rights or harm the property owners and only sought to add an option to maintain the subject parcels as open space.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-9LP: S. of Lorton Road, E. of CSX tracks, N. and W. of Lorton Market St. on 1.47 ac. AP: Mixed use up to 0.25 FAR with conditions. NP: Discourage auto-oriented uses on parcel 107-4((23))B.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 205 through 206 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the nomination as submitted, as shown on page 59 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, said although the nomination was generally consistent with the staff alternative, he disagreed with staff's recommendation to prohibit access to the site from Lorton Road. He claimed that the best access for the site was from Lorton Road and this option should not be omitted from the Plan.

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There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-10LP: Generally SE of Lorton Station Blvd., N. of Bakers Dr., on 2.21 ac. AP: Mixed non-res. up to 0.30 FAR on 22 acres and res. up to 5 du/ac on 202 acres with conditions. NP: Parcel 107-2((1))13 should be compatible with adjacent res. neighborhood.

Jennifer Lai, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended that the adopted Plan be retained, as shown on page 223 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination as submitted, as shown on page 60 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Linwood Gorham, on behalf of the SCF, the nominator, said language should be added to the Plan to allow the option for the subject parcel to be acquired as open space in the future. He explained that the proposed text would ensure that future development on the site would be compatible with the surrounding properties.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-3MV: SW corner of Huntington Ave and Richmond Hwy. on 8.50 ac. AP: Res. up to 40 du/ac with conditions. Option for up to 50 du/ac. NP: Up to 1.67 FAR with full service hotel and existing res.

Marianne Gardner, PD, DPZ, on behalf of Lindsay Mason, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 243 through 245 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative, as shown on page 29 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Keith Martin, Esquire, with Sack, Harris & Martin, PC, representing the nominator, stated that the nomination would fulfill the need for a full-service hotel in the area. He noted that staff, the Task Force, and the adjacent Montebello high-rise condominium community supported the nomination. He explained that the concern expressed by residents of the adjacent Hunting Creek Club condominium community that their view of the Potomac River would be obstructed by the hotel would be mitigated.

Keith Jones, 2059 Huntington Avenue, Unit 711, Alexandria, President of the Hunting Creek Club Condominium Association, spoke in opposition to the nomination due to concerns about the need for a full-service hotel, impact on the surrounding neighborhood, condition of the soil, safety of an underground parking garage, and the other items listed in his memorandum dated July 14, 2010. He also questioned whether a hotel would be the best possible use on the site. (A copy of his memorandum is in the date file.)

Robert Pare, Jr., 2059 Huntington Avenue, Unit 1109, Alexandria, expressed opposition to the proposed hotel use because of the overabundance of hotels along Route 1 and need for a study to support the economic feasibility and marketability of such a use in the area. He said the proposal would cause detrimental impacts on traffic, the environment, character of the neighborhood, and quality of life. He noted that a hotel should be located closer to the Huntington Metro Station to help minimize traffic. (A copy of his remarks is in the date file.)

Taj Mathew, 2059 Huntington Avenue, Unit 1605, Alexandria, said he also opposed the hotel use because it would prevent people from purchasing homes in the area and increase crime.

Erica Grooms, 2059 Huntington Avenue, Unit 1409, Alexandria, strongly objected to the nomination because it would not support the investments of current and future taxpaying residents or advance the infrastructure needed to compete with neighboring jurisdictions, retain local spending, and attract future growth. She requested clarification of the following issues:

- Where would the two additional lanes on Huntington Avenue be located?
- The County should complete and publish a thorough traffic study before any plans were approved.
- What benefits would the hotel provide to the area?
- How was the need for a high quality hotel determined?
- Had a recent occupancy rate study been completed and if so, could it be made available?

Ms. Grooms pointed out that two major national hotel chains had recently developed property within a mile of the subject site and only built a portion of the proposed intensity within the Plan. (A copy of her remarks is in the date file.)

Francine St. Pierre, 2059 Huntington Avenue, Unit 1115, Alexandria, spoke in opposition to the proposed hotel use because it would have adverse impacts on her view of the Potomac River and

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National Harbor, property values, character of the community, and quality of life of the residents. (A copy of her remarks is in the date file.)

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-4MV: E. of Blaine Dr., N. and S. of Huntington Ave.  
on 1.20 ac. AP: Res. 8-12 du/ac. NP: Correct Land Unit T boundary.  
Res. 16-20 du/ac.

Marianne Gardner, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination as submitted, as shown on page 263 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination as submitted, as shown on page 30 of the Task Force Report Book.

Chairman Murphy called for speakers for this nomination, but received no response. There were no comments or questions from the Commission or staff; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-6MV: Mount Vernon Memorial Hwy., S. of George Washington's Grist Mill on 6.10 ac. AP: Former Dogue Creek Treatment Plant, community-serving public facilities. If declared surplus, then res. 2-3 du/acre appropriate. Future development should not encroach into 100-year floodplain. NP: Former Dogue Creek Treatment Plant, community serving public facilities, continue as sewage pumping station. Portions not in use by DPWES should be open space. Passive uses to promote watershed stewardship and historical walking tours.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 286 through 287 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative, as shown on page 32 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, 9417 Mount Vernon Circle, Alexandria, on behalf of the Mount Vernon Council of Civic Associations (MVCCA), the nominator, said although he supported staff's recommended modifications, he suggested that language be added to ensure that any portion of the property not used for current or future sewer service demand be preserved as natural open space.

Bill Hughet, 9177 Rosemary Lena Way, Alexandria, noted that he was also in favor of the staff alternative and Mr. Rea's suggestion because access to the property was very limited and it was bounded by a creek that flooded frequently.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-8MV: S. of Hinson Farm Road, W. of Parkers Lane on 11.40 ac. AP: Res. 5-8 du/ac and 2-3 du/ac. NP: Senior housing 5-8 du/ac on 4.4 acre portion of site with conditions, 7 acres open space. Reduce pervious paving. Follow Little Hunting Creek Watershed Management Plan. Option to convey 7 acres of open space to County ownership.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 303 through 304 of the Staff Report Book.

John Byers noted that the Task Force had voted to retain the adopted Plan, as shown on page 34 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, on behalf of the MVCCA, the nominator, explained that the proposed senior housing would be consistent with the residential character of the surrounding area and the nomination would be compatible with APR Item 09-IV-13MV to help create a campus-like atmosphere around the Mount Vernon Governmental Center and the Inova Mount Vernon Hospital.

William "Bill" Bock, 2405 Parkers Lane, Alexandria, noted that he and his wife owned the horse farm portion of the subject property. He requested that the adopted Plan be retained.

John Harris, Jr., President of the Williamsburg Manor North Civic Association, 8213 Chancery Court, Alexandria, urged the Planning Commission to retain the adopted Plan.

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There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-9MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. AP: Former Little Hunting Creek Treatment Plant, community-serving public facilities, if declared surplus, res. at 2-3 du/acre. Future development should not encroach into 100-year floodplain. NP: Recognize Pumping Station use. Community serving public facilities. Portions not in use as Pumping Station should be preserved as open space. Option to consolidate with Parcel 102 3((2))A.

APR# 09-IV-10MV: W. of Culpepper Road, E. of Little Hunting Creek, S. of Childs Lane on 9.60 ac. AP: Site of Little Hunting Creek Treatment Plant, community-serving public facilities. If declared surplus for public use, res. use 2-3 du/ac. Future development should not encroach into the 100-year floodplain. NP: Recognize Pumping Station use, community serving public facilities, if declared surplus, res. use 2-3 du/ac, future development should not encroach into 100 year floodplain. Security of the site should be maintained for the protection of the Pumping Station facility and the surrounding community. Changes in zoning designation, decisions regarding consolidation with adjacent lands and/or community or public access subject to Stratford Landing community approval.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nominations with modifications, as shown on pages 323 through 324 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative, as shown on page 35 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for these nominations.

Patrick Rea, on behalf of the MVCCA, the nominator of APR Item 09-IV-9MV, expressed support for the staff alternative with the inclusion of language recommending that portions of the property not being used for the existing sewage pumping station be preserved as natural open space.

H. Jay Spiegel, P.O. Box 11, Mount Vernon, Nominator of APR Item 09-IV-10MV, indicated his support for the staff alternative with the addition of the following language: "There shall be



no public access into or through the lands of the Little Hunting Creek sewage pumping station." (A copy of his remarks is in the date file.)

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-13MV: W. of Schellhorn Road, N. of Sherwood Hall Lane, W. of Friars Ct. and Bayberry Dr., N. of Apple Hill Road, and E. of Holland Road on 73.30 ac. AP: Government center/fire station/mental health facility/hospital and ancillary uses including medical office at an intensity up to 0.35 FAR w/conditions and provided impacts to surrounding community mitigated. NP: Expand to create a campus like design, with retail uses that serve employees and visitors, at an intensity up to 0.50 FAR with conditions related to structured parking, stormwater management, urban design, and transit.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 367 through 368 of the Staff Report Book.

John Byers noted that the Task Force had voted to retain the adopted Plan, as shown on page 38 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, on behalf of the MVCCA, the nominator, expressed support for the staff alternative.

Sarah Hall, Esquire, with Blankingship & Keith, PC, representing Inova Health Care Services, spoke in opposition to the nomination due to concerns about increased traffic and future expansion of the Inova Mount Vernon Hospital. She noted that Inova had presented the following suggestions to staff and the MVCCA but neither had been seriously considered:

- 1) The Plan should recommend 0.4 floor area ratio (FAR) over the entire 73.3 acres, and
- 2) Only the Plan language that addressed County-owned Parcel 4 should recommend 0.50 FAR.

Responding to questions from Commissioner Lawrence, Marianne Gardner, PD, DPZ, explained that during markup on this nomination, the Planning Commission could recommend that staff consider adding language in support of the hospital consistent with what had recently been approved in ST08-I-MS1 (Inova Fairfax Hospital/Woodburn Center for Community Mental Health). She said there was uncertainty about the hospital expansion; however, staff would examine this issue as further information was made available.

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Mr. Klibaner answered questions from Commissioner Sargeant about the Walt Whitman Middle School site and the uses included in the nominated Plan text.

John Harris, Jr., President of the Williamsburg Manor North Civic Association, indicated his opposition to the nomination due to environmental concerns. He said, however, he would support an increase in the FAR for the hospital site only.

In reply to a question from Commissioner Flanagan, Ms. Gardner explained that the subject area was mostly surrounded by single-family residential uses, with the exception of medical office condominiums located to the south and low-intensity commercial uses on Sherwood Hall Lane, which were both planned to be retained. She noted that staff's main concern was that the proposed 0.50 FAR would generate a significant number of vehicle trips that would overwhelm the road network.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-16MV: S. of the Huntington Metro Station, E. of North Kings Hwy. on 58.12 ac. AP: Public facilities associated with the Metro Station. Mixed use development south of the station at the following max levels: 250,000 gsf office; 30,000 gsf retail; 400 du res.; 200-room hotel with conference facilities, or 250 additional du. NP: Add 200 res. du to max. levels.

Marianne Gardner, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 398 through 399 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative, as shown on page 40 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

G. Neel Teague, Principal of Stout & Teague Company, 6862 Elm Street, Suite 650, McLean, on behalf of Huntington Metro LLC, the nominator, explained the proposed changes to the Plan text, noting that the increased FAR would still be on the low end for transit-oriented development and potential impacts on traffic would be minor. He said although he concurred with staff's recommended modifications, he proposed that the words "or aesthetically-screened" be inserted after "underground" in the second to last bullet on page 399 of the Staff Report Book, as shown in Attachment 3 to his written remarks. Mr. Teague indicated that the Montebello Condominium Unit Owners Association had provided a letter dated May 3, 2010, in support of the nomination, a copy of which is in the date file. He added that the Southeast Fairfax

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Development Corporation also supported the nomination. He noted that staff had also suggested more detailed language, as shown on page 3 of his remarks, which he said he would not object to if it was preferred by the Commission. (Copies of his remarks and attachments are in the date file.)

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-18MV: E. corner of Richmond Hwy. and Mohawk Lane on 11.72 ac. AP: Public facilities and institutional. NP: Add language to more specifically outline future uses and retention of open space.

Kimberly Rybold, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 420 through 422 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nomination with minor editorial changes, as shown on page 42 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, on behalf of the MVCCA, the nominator, indicated his support for the staff alternative. He said he had been contacted by three nonprofit organizations who had expressed interest in using the accessory buildings of the Old Mount Vernon School.

Marianne Gardner, PD, DPZ, responded to a question from Commissioner Sargeant regarding whether the Old Mount Vernon High School would be subject to historic review requirements.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-19MV: SE side of Richmond Hwy. generally near Forest Pl. intersection on 26.40 ac. AP: Res. 5-8 du/ac. Option: Res. 8-12 du/ac (75%), retail and office up to 0.35 FAR (25%) with conditions in Area 6. Option: Mixed use up to 0.50 FAR with conditions in Areas 3 and 6. NP: Res. 5-8 du/ac. Option: Res. 16-20 du/ac (75%); retail and office up to 0.35 FAR (25%) with conditions or up to 0.50 FAR with conditions.

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Kimberly Rybold, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nomination with modifications, as shown on pages 445 through 447 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the nomination with modifications, as shown on page 43 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, on behalf of the MVCCA, the nominator, expressed support for the staff alternative because it would achieve the town center concept for the subject site.

Linda Krothe, 8611 Gateshead Road, Alexandria, President of the Mount Vernon Manor Citizens' Association, noted that her property directly abutted the subject property. She then asked members of the audience who resided in her neighborhood to raise their hands and be recognized. She strongly objected to the proposed increase in density due to concerns about degradation to traffic, transportation, safety, parks, public access, stormwater drainage, schools, public safety, and other County services. Ms. Krothe read a letter dated July 14, 2010, from Regina Kerwyn, 4408 Jackson Place, Alexandria, who also opposed the nomination. (A copy of the letter is in the date file.)

William Foust, 8618 Gateshead Road, Alexandria, recommended that the nomination be denied and the Plan be retained. He said the addition of an almost 400-unit apartment complex would significantly increase traffic and cause more dangerous conditions on Richmond Highway.

Julia Romero, 4312 Jackson Place, Alexandria, spoke in opposition to the nomination citing concerns about hazardous vehicle and pedestrian traffic, overcrowding of Mount Vernon High School, and decreased quality of life and property values. She indicated that 46 residents of her community had signed a petition in opposition to the nomination. (A copy of the petition is in the date file.)

Sally Hazard, 8702 Falkstone Lane, Alexandria, expressed opposition to the proposal due to concerns about excessive density, school overcrowding, insufficient transportation network, and increased traffic. She said the proposal did not adequately address the transportation issues, noting that Richmond Highway needed a clear plan or vision for the entire corridor, not just pockets of improvements that did not provide continuity and flow. She noted that if the nomination moved forward, she urged the Commission to consider keeping the residential component of the Plan text at its minimum allowable density.

Louis DeVaughn, 8621 Gateshead Road, Alexandria, said he also opposed the nomination because it would generate a significant number of vehicle trips in the area and increase cut-through traffic on Gateshead Road.

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Frank Cohn, 8809 Gateshead Road, Alexandria, pointed out that Washington Square Apartments was currently planned for residential use at a density of 16 to 20 dwelling units per acre, not 5 to 8 as depicted on the Comprehensive Plan Map. He also noted that Gateshead Road actually crossed over to Richmond Highway via Forest Place. He said that he and the other residents of Mount Vernon Manor strongly opposed the proposed increase in density because it would prevent improvements to the Richmond Highway Corridor.

Commissioner Flanagan and Mr. Cohn briefly discussed degradation to the surrounding transportation network.

Replying to questions from Commissioner Sargeant, Ms. Rybold explained that the staff alternative eliminated the proposed 0.35 FAR option but included the option for residential use at a density up to 16 to 20 dwelling units per acre on 75 percent of the land area. She noted that the Task Force had expressed concern that any density lower than 16 to 20 dwelling units per acre might not allow for an acceptable mix of uses. She pointed out that most other similar town centers in the County had a higher density component as opposed to a townhouse-oriented mix.

Answering a question from Commissioner Hart, Thomas Burke, Transportation Planning Division, Fairfax County Department of Transportation (FCDOT), explained that degradation could occur to the existing Level of Service "F" if the delay of seconds per vehicle increased.

Neil Krizek, 4409 Jackson Place, Alexandria, noted that his property was located adjacent to the former Smitty's Lumber Yard. He spoke in opposition to the nomination due to concerns about the building height, density, and increased crime in the area.

In response to questions from Commissioner Flanagan, Ms. Rybold said the current Plan text allowed retail and office uses at an intensity up to 0.50 FAR with full consolidation. She explained that the proposed Plan text would allow for a different mix of uses although it would maintain a similar level of intensity as was currently recommended by the 0.50 FAR option.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-23MV: N. of intersection of Richmond and North/South Kings Hwys. on 1.94 ac. AP: Retail at an intensity up to 0.35 FAR. NP: Rapid transit bus station.

APR# 09-IV-25MV: E. of Richmond Hwy. between Fairview Dr. and Quander Road on 49.40 ac. AP: Base recommendation: Office and/or retail up to 0.50 FAR and res. use at 3-4 du/ac, 5-8 du/ac; Option for retail, office, hotel, and res. use up to 1.0 FAR overall with consolidation, non-res. limits and location, building heights, and other

conditions. NP: Delete base recommendation; Add option for office, retail, restaurant, and res. mixed use up to 1.5 FAR, if Land Unit E and parcel 83 3 ((1)) 23A substantially consolidate, parcel 83 3 ((1)) 24 remains as open space, and other conditions. Option to increase up to 2.0 FAR with full consolidation and other conditions.

APR# 09-IV-26MV: E. of Richmond Hwy. and N. of Fairview Dr. on 5.24 ac. AP: Retail up to 0.50 FAR with option for mixed-use up to 1.0 FAR with conditions (pt.); res. use at 3-4 du/ac (pt.). NP: Res. and retail use up to a 1.0 FAR, expand Penn Daw CBC.

Meghan Van Dam, PD, DPZ, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the nominations with modifications, as shown on pages 483 through 489 of the Staff Report Book.

John Byers noted that the Task Force had voted to approve the nominations with modifications, as shown on pages 45 through 48 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Patrick Rea, on behalf of the MVCCA, the nominator of APR Items 09-IV-23MV and 09-IV-25MV, said he supported the staff alternative for both nominations.

Responding to a question from Commissioner Sargeant, Ms. Van Dam indicated that one of the two primary owners of the parcels to be consolidated had been in discussions with the MVCCA about land consolidation. She also noted that the Fairfax County Office of Community Revitalization and Reinvestment had been working with the property owners to facilitate redevelopment.

Thomas Burke, FCDOT, replied to questions from Commissioner Sargeant about the ongoing FCDOT transit study to identify effective locations for new transit transfer centers and parking facilities within the Richmond Highway Corridor, which included the nominated area.

Answering questions from Commissioner Lawrence, Ms. Van Dam noted that staff recommended that a transit facility be located within the nominated area, which would need to be implemented as a condition for redevelopment during the rezoning process. Marianne Gardner, PD, DPZ, explained that the recommended Plan text stated that there should be a provision for a transit center or enhanced transit stop serving existing and planned bus routes in the area to help commuters access the Huntington Metrorail Station.

Commissioner Flanagan requested that staff verify whether there was a floating transit center already located within the nominated area. He pointed out that several bus routes converged in the area and, therefore, there was a need for a central location where travelers could transfer from one line to another.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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Comprehensive Plan Amendment S09-IV-MV2: E. side of Richmond Hwy., S. of East Lee Ave., N. of Preston, W. of Memorial Heights Dr. on 1.2 ac. AP: Parcels 117 and 126, townhouse style office and/or retail at an intensity up to 0.30 FAR with conditions; Option 1: Same uses and conditions at an intensity up to 0.50 FAR with limited retail use; Option 2: Mixed-use development including res. use at an intensity up to 0.80 FAR with conditions; Parcels 130 and 138, res. uses at 3-4 du/ac and options 1 and 2. NP: Retail uses at an intensity up to 0.35 FAR, and also low density res. uses on parcels abutting res. properties. Parking along Richmond Highway frontage.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the proposed Plan Amendment with modifications, as shown on pages 548 through 549 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the staff alternative with modifications, as shown on pages 25 through 26 of the Task Force Report Book.

Commissioner Flanagan said he agreed with staff's recommended Plan text.

Mr. Klibaner responded to questions from Commissioner Flanagan about parking between the building and the curb.

Chairman Murphy called the first listed speaker for this nomination.

Sara Mariska, Esquire, with Walsh, Colucci, Lubeley, Emrich & Walsh, PC, representing Memorial Venture LLC, owners of the subject parcels, expressed support for the Task Force recommendation because it would allow for the proposed redevelopment of the site. She said the landowners planned to construct 6,000 square feet of retail uses and that a few parking spaces located in front of those uses to entice customers were necessary to make those uses viable. She noted that the adjacent Memorial Heights community supported the proposed amendment.

John Noor, 3003 Preston Avenue, Alexandria, expressed concern about ownership of the portion of an unapproved street between the subject parcels and his property, Parcel 175, which was located to the south. (A copy of his remarks is in the date file.) Commissioner Flanagan assured Mr. Noor that this issue would be addressed prior to the markup session.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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APR# 09-IV-1S: S. of the Landsdowne development on Telegraph Road on 7.46 ac. AP: Clustered, single family detached res. at 1-2 du/ac. Land for a public park adjacent to existing parkland should be provided. NP: Res. .5 .1 du/ac. Low impact design (LID) stormwater management and minimal disturbance. A treed buffer shall be preserved and maintained.

Aaron Klibaner, PD, DPZ, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the nomination with modifications, as shown on pages 557 through 558 of the Staff Report Book.

Susan Fremit noted that the Task Force had voted to approve the nomination with modifications, as shown on page 24 of the Task Force Report Book.

Chairman Murphy called the first listed speaker for this nomination.

Cynthia Smith, President of the Newington Civic Association and the nominator, noted that the nomination was unanimously supported by her association and the SCF. She explained that the proposed Plan language would facilitate future infill development on the subject property to fit into the fabric of the adjacent Hunter Estates community, in accordance with the Comprehensive Plan Policy, as shown in Attachment 1 to her written remarks. She said the proposed reduced density of 0.50 to 1 dwelling unit per acre would be compatible in size with the lots and houses within Hunter Estates and would also decrease the needed volume of the associated stormwater management pond. (A copy of her remarks is in the date file.)

Chairman Murphy said he would not support any nomination that down-planned this property because he believed that the current density of one to two dwelling units per acre was appropriate. He said he thought it was unfair that the nomination attempted to apply the conditions set forth in a previous rezoning application (RZ 2007-MV-011), which had been approved by the Planning Commission but ultimately denied by the Board of Supervisors, to future development of the site at a lower density.

Commissioner Hart expressed concerns that if the density was reduced as proposed, it would render the Plan irrelevant; eliminate the incentive needed to help achieve the site conditions called for in the Plan recommendation; and force the site to be developed by-right, which would remove the possibility of public input and proffers for parks, schools, trails, and other community benefits.



Commissioner Flanagan said he thought that good planning of the property would probably call for density greater than the current zoning. He commented that a good transition from both sides of the property should be accommodated.

Alan Boyd, 6603 Winstead Manor Court, Lorton, identified the location of his property and the Winstead Manor community and described the subject property and surrounding area. He said if the owner of the property chose to increase the density, tree save areas equivalent to that of the adjacent properties should be provided.

There was a brief discussion between Commissioner Flanagan and Mr. Boyd regarding the wetland area that crossed the nominated and Winstead Manor properties and the impact of the proposed right-of-way on that area.

In reply to a question from Commissioner Sargeant, Mr. Klibaner indicated that a RPA was located on the east side of Telegraph Road and not on the subject property.

H. Jay Spiegel spoke in opposition to the nomination because it was an attempt to recapture some of the proffers the adjacent communities lost when they successfully opposed the 2008 rezoning application. He said the adjacent communities should only be able to gain the advantages of the proffers in connection with up-zoning the property to PDH-2. (A copy of his remarks is in the date file.)

Replying to a question from Commissioner Flanagan, Mr. Spiegel said he did not support the Task Force recommendation but supported retention of the adopted Plan until rezoning the property to PDH-2 was reconsidered at the request of the property owners.

Answering a question from Commissioner Hart, Ms. Fremit noted that the majority of the Task Force had voted in favor of modifying the proposed density to one dwelling unit per acre.

John McBride, Esquire with Odin, Feldman & Pittleman, PC, representing Leatherland Family Trust, owners of the nominated property, expressed opposition to the proposal because it was arbitrary and unwarranted. He requested that the Planning Commission either deny the nomination or recommend approval of a modified version of staff's recommended language, as shown in Exhibit A to his written remarks. (A copy of his remarks is in the date file.)

Lee Kind, 9108 Wood Pointe Way, Fairfax Station, strongly objected to the nomination because it would harm the community; encourage by-right development without the benefit of proffers for tree save, schools, and parks; cause significantly more land disturbance and a much smaller tax base than a PDH-2 development; be incompatible with the surrounding community; and not support the topography of the area. He recommended that the revised text, as shown on page 6 of his presentation, be adopted. (Copies of his presentation and supporting documentation are in the date file.)

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Peter Kind, 9006 Southpointe Lane, Lorton, said he also objected to the proposal because it was unjustified, flawed, unfair, and abusive and it would deny an economic benefit to the Mount Vernon District. He strongly urged the Commission to accept the modified text as proposed by Mr. Lee Kind or to deny the nomination and retain the adopted Plan.

Patricia Kind, 9108 Wood Pointe Way, Fairfax Station, indicated that 171 County residents had signed a petition in opposition to the nomination. She said the Leatherland family had owned the property for 80 years and should be allowed to sell the land and have it developed at one to two dwelling units per acre with approved rezoning. She asked for the same consideration given to adjacent property owners for the redevelopment of the land, noting that it was private property and as long as the development did not break any laws or endanger people's lives, the County should support it. (A copy of the petition is in the date file.)

Martin Brennan, 8225 Higham Road, Lorton, noted that his property abutted the subject property. He said development of the Leatherland property should be in harmony with the surrounding community and the number of houses should be limited to help minimize the impact on traffic in the area.

There were no further speakers, comments, or questions; therefore, Chairman Murphy closed the public hearing.

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The meeting was adjourned at 11:44 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035.

Minutes by: Kara A. DeArrastia

Approved: September 29, 2011

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Kara A. DeArrastia, Clerk to the  
Fairfax County Planning Commission